

KNIGHT NORMAN J TRUST/KNIGHT NORMAN K TRUSTEE
1250 S 5TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0187-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		05		AVERAGE 100		0100		01		1,895		102.9000		102.90		194,996		1957		1957		0		0		0		24.00		76.00	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2020								Heated Area: 1820										HX Base Yr 2020					
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		14		CARPET 70																											
Interior Floo		07		CORK/VTILE 30																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				3 100																											
Bathrooms				2 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units				0 100																											
BUD8 Adjustme		05		DIST 1A 100																											
Occupancy		00		NONE 100																											
Quality		03		Quality Level 03																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC				2017.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,820		100		1993		1,820		142,331																					
DCK		576		10		2013		58		4,536																					
UOP		36		20		1993		7		547																					
UOP		50		20		1993		10		782																					
TOTALS		2,482						1,895		148,197																					
EXTRA FEATURES																															
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES	
1		0940		SHEDS/PORT		0 100		10 8		80.00 SF		30.00				30.00		100		1980		1980		3		20		480			
2		0940		SHEDS/PORT		0 100		20 8		160.00 SF		30.00				30.00		100		2003		2003		3		20		960			